



126 Seven Farms Dr.
Ste 110
Charleston, SC 29492

June 9, 2014

Re: Ballroom Dance Club of Charleston lease proposal
Pier Pont Crossing
2408 Ashley River Road
Charleston, SC

Dear Pam,

The owners of the Pier Pont Crossing are pleased to present the following offer for The Ballroom Dance Club of Charleston for consideration. This offer is non-binding, but the basis for which a lease may be negotiated. We look forward to continued discussions with you.

Property: Pier Pont Crossing
2408 Ashley River Road
Charleston, SC

Tenant: The Ballroom Dance Club of Charleston

Premises: Suites K & L containing approximately 3,003 square feet as shown on the attached Exhibit A

Lease Term: 5 years with option to renew for additional 5 years with 120 days notice to Landlord.

Use: ballroom dance studio

Signage: Signage allowed on windows, doors, and above unit with Landlord written approval. Tenant shall also be allowed to install signage on the shopping center marquis sign.

Rent Commencement: 90 days following Landlord's delivery of Premises.

Gross Rent: \$9.00/SF (\$2,252.25/month) with 3% annual escalations throughout the initial term and renewal options.

Delivery Date: Upon substantial completion of the “vanilla box” as described below.

Delivery Conditions: “Vanilla Box” to consist of concrete slab floor, sheetrock walls ready to receive primer, two (2) handicapped accessible restrooms, acoustic tile ceiling with fluorescent lighting (1/90 square feet), HVAC systems (approximately 1 ton/375 square feet), electrical wall outlets, water fountain and mop sink all built to current building codes.

Landlord Responsibilities: Landlord shall be responsible for the roof, slab and exterior walls and care and maintenance of the common areas serving the center. *Landlord shall maintain the HVAC during any manufacturer’s warranty period.

Tenant Responsibilities: Tenant shall be responsible for its utilities serving the premises including the care and maintenance of plumbing and HVAC systems beyond any warranty period.

Security Deposit: One month rent as a deposit

Broker: Landlord and Tenant acknowledge that Lee & Associates | Charleston is agent for and representing the Landlord. Both Tenant and Landlord acknowledge that no other Broker was involved with or owed a commission on this transaction.

Disclaimer: This proposal is an outline of the major lease provisions only. It is neither a binding legal agreement nor a legal offer to lease. No warranty or representation, expressed or implied is made to the accuracy of the information contained herein. **The role of Lee & Associates | Charleston in this transaction is on behalf of the Landlord.**

If you have any questions, please call our office at (843) 747-1200. We look forward to working with you!

Best regards,

Will Sherrod, CCIM

Agreed, acknowledged and accepted:

Tenant

Date

Landlord

Date

Exhibit A

